

## Report to Planning and Environment Committee

**To:** Chair and Members  
Planning & Environment Committee

**From:** Scott Mathers, MPA, P.Eng.,  
Deputy City Manager, Planning and Economic Development

**Subject:** Draft Plan of Subdivision – Three Year Extension  
Sunningdale Golf and Country Ltd.  
600 Sunningdale Road West  
File No: 39T-18501 Ward 7

**Meeting on:** January 30, 2023

## Recommendation

That, on the recommendation of the Director, Planning and Development, with respect to the application of Sunningdale Golf and Country Club relating to the property located at 600 Sunningdale Road West, the Approval Authority **BE ADVISED** that Council supports issuing a three (3) year extension to Draft Plan Approval for the residential plan of subdivision (39T-18501), **SUBJECT TO** the conditions contained in the attached Appendix "A".

## Executive Summary

### Purpose and the Effect of Recommended Action

The purpose and effect is to recommend the Approval Authority for the City of London approve the three (3) year extension of draft-approval subject to the conditions contained in the attached Appendix "A" (39T-18501).

### Rationale of Recommended Action

1. The requested three (3) year extension of Draft Plan Approval is reasonable and should allow the applicant sufficient time to satisfy revised conditions of draft approval towards the registration of this plan.
2. The land use pattern, lot/block configurations, and road alignments in this subdivision do not change; therefore, an extension of the lapse date can be supported. The previous conditions of draft approval were re-circulated and reviewed with departments and agencies. New conditions, revisions and updates are recommended.
3. The request for a four (4) year extension is not recommended, as a four (4) year timeframe elongates the review process. There are no apparent extenuating circumstances for the applicant to satisfy the conditions of draft approval beyond the three (3) year period, which is staff's preference for extension considerations.

## Linkage to the Corporate Strategic Plan

Building a Sustainable City and Strengthening Our Community - London's growth and development is well planned and sustainable over the long term.

## Climate Emergency

On April 23, 2019, Council declared a Climate Emergency. Through this declaration, the City is committed to reducing and mitigating climate change by encouraging intensification and growth at appropriate locations. This includes infill and efficient use of existing urban lands and infrastructure within strategic locations such as the Downtown, Transit Villages and Corridors.

# Analysis

## 1.0 Background Information

### 1.1 Property Description

The subject site consists of 20.6 ha and previously operated as a part of the Sunningdale Golf courses with approximately 650 metres of frontage on Sunningdale Road West. The subject site is located on the south side of Sunningdale Road West between Richmond Street and Wonderland Road North.

### 1.2 Previous Reports Related to this Matter

**June 1998** – Report to the Planning Committee recommending adoption of the Sunningdale Area Plan.

**November 12, 2018** – Public Participation Meeting and Report to the Planning and Environment Committee to address comments received from the public during the Public Engagement process.

**July 22, 2019** – Public Participation Meeting and Report to Planning and Environment Committee recommending the consideration of draft plan of subdivision and Zoning By-law Amendment.

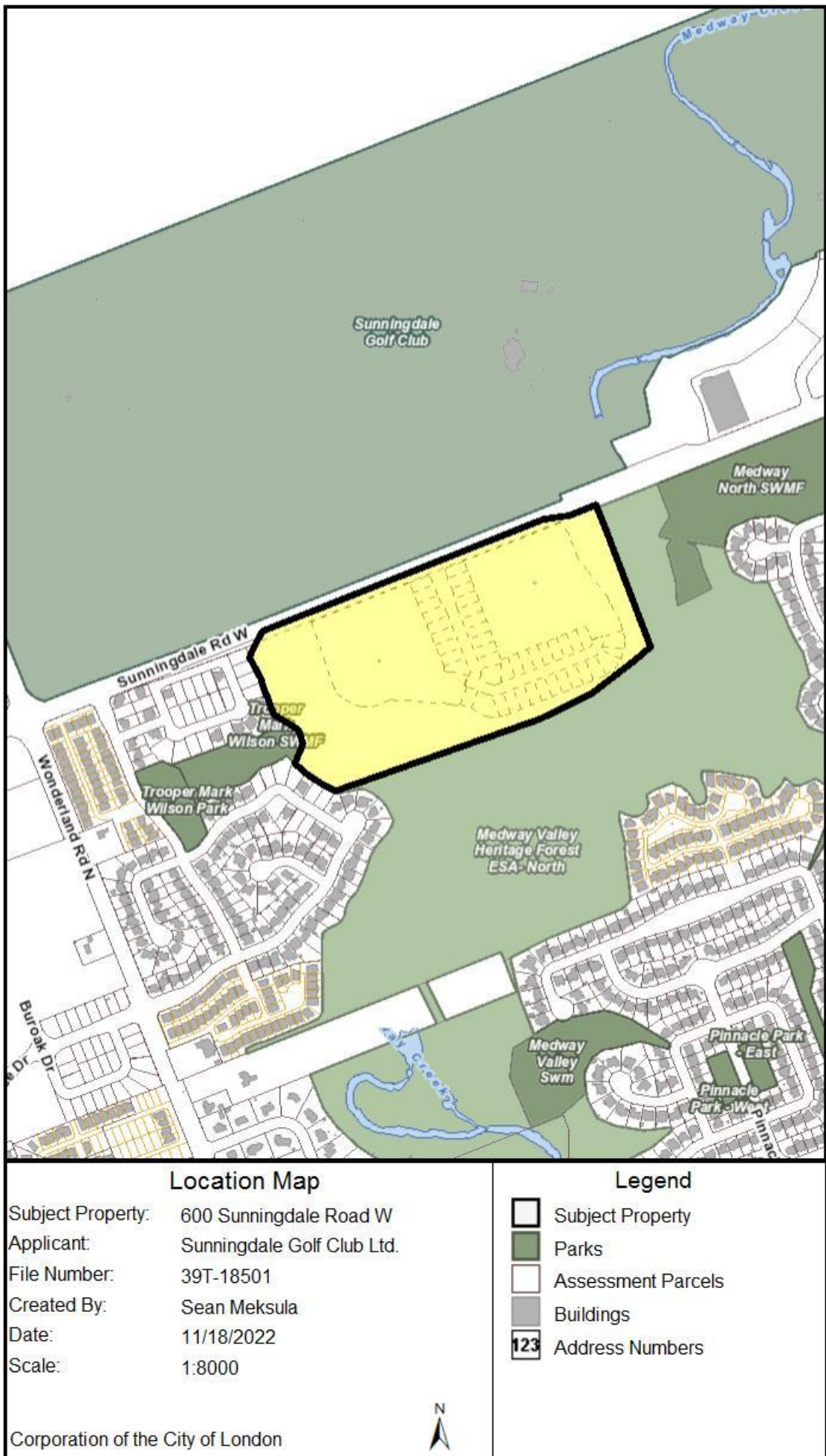
## 2.0 Discussion and Considerations

### 2.1 Planning History

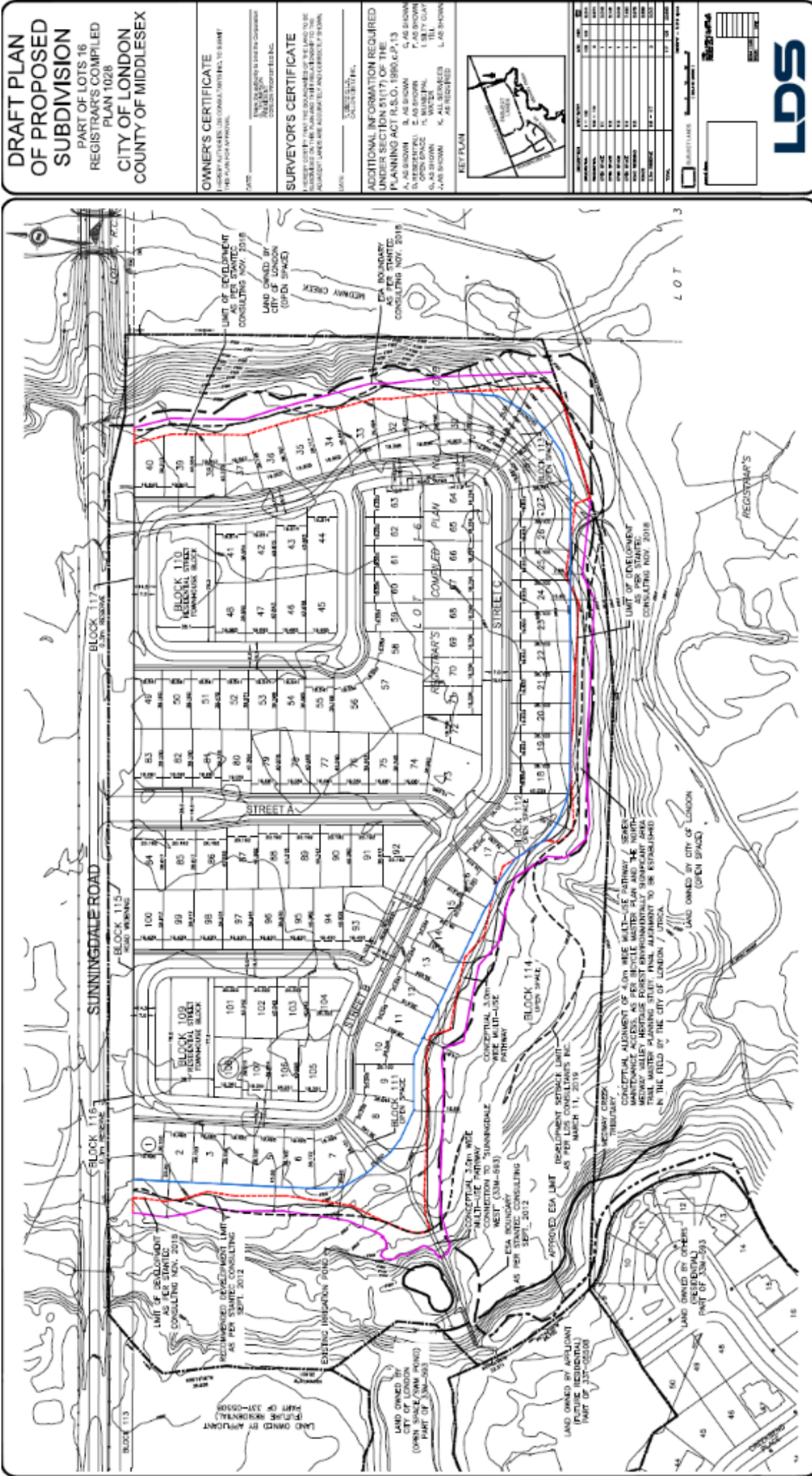
On July 30, 2019, Municipal Council adopted Zoning By-law Amendments in conjunction with a proposed Draft Plan of Subdivision submitted by Sunningdale Golf and Country Club for lands consisting of approximately 20.6 hectares on the south side of Sunningdale Road West between Richmond Street and Wonderland Road North. On October 11, 2019, the City of London Approval Authority issued Draft-Approval of the subdivision plan for three years. No appeals to the Draft Plan Approval were received within the time allowed for such appeals. Since draft approval, the Applicant has registered Phase 1 of the draft plan, consisting of 42 single detached lots, 3 Open Space blocks, 1 road widening block and 4 reserve blocks served by Creekview Chase (Street C) and Robbie's Way (Street A), was granted final approval by the Approval Authority on September 22, 2022 and is registered as 33M-827.

A six (6) month extension was granted by the Approval Authority commencing from the lapse date of October 11, 2022, extending the lapse date to April 9, 2023. The purpose of the six (6) month extension was to allow sufficient time for the circulation and full consideration of the proposed draft extension.

## 2.2 Location Map



2.3 Draft-Approved Plan of Subdivision





## 2.4 Applicant Request

The Applicant has requested a four (4) year draft plan extension for the remainder of the lands. Staff are not supportive of this request given that a four (4) year lapse date does not support the timely finalization of outstanding conditions required for Final Approval, but rather elongates the process unnecessarily. Further, there are no extenuating circumstances related to planning or engineering matters that warrants a prolonged extension timeframe. Therefore, a three (3) year extension is recommended.

## 2.5 Amendments

The attached amendments to the conditions of draft approval are required to ensure that these lands are developed to today's standards. The changes to conditions of draft approval are to address engineering and planning issues. The amendments to the conditions of draft approval are shown as **highlights** for revisions, ~~strikeouts~~ for deletions and underlines for additions on the attached Schedule "A".

No changes are proposed to the approved zoning, lotting pattern, or road alignments within the draft plan. As a result of these minor changes to the conditions of draft approval, an extension may be granted and there is no requirement for public notice of the changes (in accordance with Section 50 (33) & (47) of the *Planning Act*).

## 2.6 Policy Context

### *Provincial Policy Statement*

The PPS contains strong policies regarding the importance of promoting efficient development and land use patterns, as well as accommodating an appropriate range and mix of land uses, housing types, and densities to meet projected needs of current and future residents (Sections 1.1 and 1.4). The policies for Settlement Areas require that new development should occur adjacent to existing built up areas and shall have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities (Section 1.1.3.6). The PPS recognizes the importance of the Province's natural heritage resources, and the long term protection of natural features and areas (Section 2.1.1). Development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas identified as significant wetland and significant wildlife habitat, unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions (Section 2.1.8)

The recommended revised draft plan and zoning amendments are consistent with the *Provincial Policy Statement (PPS), 2020*, which promotes a compact form of development in strategic locations to minimize land consumption and servicing costs and provide for a range of housing types and densities to meet projected requirements of current and future residents. The recommended draft plan and amendments also supports efficient and resilient development patterns, accommodating an appropriate range and mix of housing and protects the Natural Heritage feature.

It is staff's position that the draft plan of subdivision will provide for a healthy, livable and safe community. It will provide for a walkable community, and provides for on street pedestrian linkages to commercial, open space and parkland.

### ***The London Plan***

The policies of The London Plan encourage a mix of housing types within the Neighbourhoods Place Type. The subject lands are located within the Neighbourhoods Place Type in The London Plan. The range of primary permitted. A detailed review was undertaken to assess implications to the general policies of the Our Strategy, Our City, City Building and Design, Neighbourhoods Place Type, and Our Tools sections. The proposed draft plan extension conforms to the policies of The London Plan.

### **3.0 Financial Impact/Considerations**

Through the completion of the works associated with this application fees, development charges and taxes will be collected. There are no direct financial expenditures associated with this application.

### **4.0 Key Issues and Considerations**

The key issues and considerations have been reviewed and addressed through the draft plan of subdivision approval process. The Draft Approval conditions have been re-circulated and reviewed with municipal departments and agencies. Updates to the draft conditions are recommended.

## **Conclusion**

Staff are recommending a three (3) year extension to Draft Approval for this plan of subdivision, subject to revised conditions. The proposed plan and recommended conditions of Draft Approval will ensure that development proceeds in accordance with Provincial Policy Statement, and The London Plan. A three (3) year extension is recommended to allow sufficient time for registration of the lands within this Draft Plan. The Applicant's request for a four (4) year extension is not recommended, as there is no extenuating circumstances that warrants a prolonged extension timeframe. A three-year (3) extension is therefore recommended.

**Prepared by:** Sean Meksula, MCIP, RPP  
Senior Planner, Subdivision Planning

**Reviewed by:** Bruce Page  
Manager, Subdivision Planning

**Recommended by:** Heather McNeely, MCIP, RPP  
Director, Planning and Development

**Submitted by:** Scott Mathers, MPA, P. Eng.  
Deputy City Manager,  
Planning and Economic Development

Note: The opinions contained herein are offered by a person or persons qualified to provide expert opinion. Further detail with respect to qualifications can be obtained from Development Services.

cc: Bruce Page, Manager, Subdivisions  
cc: Matt Davenport, Manager, Subdivision Engineering

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## Appendix A

### THE CORPORATION OF THE CITY OF LONDON'S CONDITIONS AND AMENDMENTS TO DRAFT APPROVAL FOR THE REGISTRATION OF THIS SUBDIVISION, FILE NUMBER 39T-18501, ARE AS FOLLOWS

\***highlights** for revisions, ~~strikeouts~~ for deletions and underlines for additions

- | <b>NO.</b> | <b>CONDITIONS</b>  |
|------------|--|
| 1.         | This draft approval applies to the draft plan submitted by Sunningdale Golf and Country Ltd, prepared by LDS, certified by Peter Moreton OLS, File No. 39T-18501, which shows a total of 108 single detached lots, 2 townhouse blocks, 4 Open Space blocks, 1 road widening block and 2 reserve blocks, served by 3 new local streets.   |
| 2.         | This approval of the draft plan applies for four (4) years, and if final approval is not given by that date, the draft approval shall lapse, except in the case where an extension has been granted by the Approval Authority.   |
| 3.         | The street(s) shall be named and the municipal addressing shall be assigned to the satisfaction of the City, Manager of Subdivision and Special Projects.  |
| 4.         | Prior to final approval, the Owner shall submit to the Approval Authority a digital file of the plan to be registered in a format compiled to the satisfaction of the City of London and referenced to NAD83UTM horizon control network for the City of London mapping program.  |
| 5.         | The Owner shall satisfy all the requirements, financial and otherwise, of the City of London in order to implement the conditions of this draft approval.  |
| 6.         | Prior to final approval the Owner shall pay in full all financial obligations/encumbrances owing to the City on the said lands, including property taxes and local improvement charges.  |
| 7.         | A subdivision agreement between the Owner and the City of London shall be registered against the lands to which it applies.  |
| 8.         | Prior to final approval, for the purposes of satisfying any of the conditions of draft approval herein contained, the Owner shall file with the Approval Authority a complete submission consisting of all required clearances, fees, final plans, and any required studies, reports, data, information or detailed engineering drawings, and to advise the Approval Authority in writing how each of the conditions of draft approval has been, or will be, satisfied. The Owner acknowledges that, in the event that the final approval package does not include the complete information required by the Approval Authority, such submission will be returned to the Owner without detailed review by the City. |
| 9.         | Prior to final approval, appropriate zoning shall be in effect for this proposed subdivision.  |
| 10.        | For residential blocks proposed for street townhouse dwellings, the Owner shall as part of the registration of the plan make the necessary legal arrangements to establish a minimum of a one (1.0) metre maintenance easement where the units to be built do not provide direct access to the rear yard from the garage for "internal unit" (not "end unit") Owners, to the satisfaction of the City.   |
| 11.        | The Subdivision Agreement shall contain warning clauses advising future residents of nearby agricultural operations and its potential impact on residential uses by owners.  |

12. Prior to final approval, the Owner shall provide (Stage 3) archaeological assessment prepared by a licensed archaeological consultant, and shall provide a letter of confirmation that the Ministry of Tourism, Culture and Sport has reviewed and accepted the archaeological assessment into the Ontario Public Register, to the satisfaction of the City.
13. The Owner shall install a 1.8 metre high noise barrier, on lots 1, 40, 49, 83, 84, and 100 as recommended in the Noise Assessment prepared by LDS Consultants Inc. dated April 17, 2019. Property Owners of these lots are to be advised that they shall not tamper with the barrier and will be responsible for its long term maintenance.
14. The following warning clauses shall be included in the subdivision agreement to be registered on Title and in subsequent Offers of Purchase and Sale for lots 1-2, 39-40, 49-50, ~~82-83~~, ~~84-85~~, 99-100 and Blocks 109 and 110:

*“This dwelling unit has been fitted with a forced air heating system and the ducting, etc. was sized to accommodate central air conditioning. Installation of central air conditioning by the occupant will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the Municipality’s and the Ministry of the Environment’s noise criteria. (Note: The location and installation of the outdoor air conditioning device should be done so as to comply with noise criteria of MOE Publication NPC-216, Residential Air Conditioning Devices and thus minimize the noise impacts both on and in the immediate vicinity of the subject property.)”*

*“Purchasers / tenants are advised that sound levels due to increasing road (rail) (air) traffic may occasionally interfere with some activities of the dwelling occupants as the sound levels exceed the Municipality’s and the Ministry of the Environment’s noise criteria.”*

The following warning clause shall be included in the subdivision agreement to be registered on Title and in subsequent Offers of Purchase and Sale for all residential lots and Blocks;

*“The City of London assumes no responsibility for noise issues which may arise from the existing or increased traffic of Sunningdale Road West as it relates to the interior or outdoor living areas of any dwelling unit within the development. The City of London will not be responsible for constructing any form of noise mitigation for this development.”*

15. The Owner shall register on title and include in all Purchase and Sale Agreements the requirement that the homes to be designed and constructed on lots 1, 40, 49, 83, 84, and 100 in this Plan, are to have design features, such as but not limited to porches, windows or other architectural elements that provide for a street oriented design except where a required noise wall has been approved abutting the exterior side yard, (Sunningdale Road West road frontage). Further, the owner shall obtain approval of their proposed design from the Director, Development Services and/or his/her designate prior to any submission of an application for a building permit for lots 1, 40, 49, 83, 84, and 100.

## Parks

16. The Owner shall dedicated Blocks 111, ~~112, 113, and 114~~ to the City as partial fulfillment of the required parkland dedication associated with this draft plan. ~~Blocks 113 and 114 will be dedicated based at the Council approved constrained rate of 16:1.~~ In addition, the Owner acknowledges that there is a deficiency of parkland dedication in the amount of 0.206 ha (to be confirmed based upon acreages on final plan) and that this deficiency shall be fulfilled through dedications associated with the future development of lands by the Owner north of Sunningdale Road and east of Wonderland Road.



17. ~~Prior to first submission of engineering drawings, the Owner shall host an in-field walk with the UTRCA and the City to establish the preferred multi-use pathway alignment. This alignment will be surveyed by the Owners consultant and included as part of the first submission of the engineering drawings.~~
18. ~~As part of Focused Design Studies submission, the Owner's Landscape Architect shall prepare and submit a conceptual plan for all park blocks and pathway alignments, to the satisfaction of the City~~
19. The Owner shall construct 1.5m high chain link fencing without gates in accordance with current City park standards (SPO 4.8) or approved alternate, along the property limit interface of all existing and proposed private lots adjacent to existing and/or future Park and Open Space Blocks. Fencing shall be completed to the satisfaction of the **Director, Planning and Development** City Planner, within one (1) year of the registration of the plan.
20. As part of Focused Design Studies, the Owner shall prepare and submit an implementation plan for all recommendations (including a monitoring program) within the approved EIS prepared by Stantec (2017) and any Addendums (to the Stantec EIS) to the satisfaction of the City and UTRCA.
21. As part of Focused Design Studies, the Owner's qualified consultant shall prepare and submit a tree preservation report and plan for lands within the proposed draft plan of subdivision. The tree preservation report and plan shall be focused on the preservation of quality specimen trees within lots and blocks, and completed in accordance with current approved City of London guidelines for the preparation of tree preservation reports and tree preservation plans, to the satisfaction of the City Planner. Tree preservation shall be established first and grading/servicing design shall be developed to accommodate maximum tree preservation as per the Council approved Tree Preservation Guidelines.
22. In conjunction with the first submission of engineering drawings, the Owner's Registered Professional Forester, shall undertake a Hazard Tree Assessment Study for Blocks 114. The study will undertake a tree risk assessment to identify hazard trees or hazardous parts of any trees within falling distance of residential blocks, park lot lines (this being the hazard tree management zone) and trails (as approved by the city), this also taking into account wind-firmness of adjacent trees affected by any recommended hazard tree removals, and ensure that those hazard trees, or parts thereof, are abated or removed in a timely manner by competent, certified arborists prior to any other persons (workers) entering the hazard tree management zone, or within one year of registration, whichever is sooner.
23. The Owner shall prepare and deliver to all homeowners an education package which explains the stewardship of natural area, the value of existing tree cover, is your cat safe outdoors and the protection and utilization of the grading and drainage pattern on these lots. The educational package shall be prepared to the satisfaction of the City.
24. The Owner shall not grade into any open space areas. Where lots or blocks abut an open space area, all grading of the developing lots or blocks at the interface with the open space areas are to match grades to maintain exiting slopes, topography and vegetation. In instances where this is not practical or desirable, any grading into the open space shall be to the satisfaction of the City.
25. Prior to construction, site alteration or installation of services, robust silt fencing/erosion control measures must be installed and certified with site inspection reports submitted to the ~~Environmental and Parks~~ Planning and Development Department monthly during development activity along the edge of the woodlot.

## SEWERS & WATERMAINS

### Sanitary:

26. In conjunction with the Focused Design Studies submission, the Owner shall have his consulting engineer prepare and submit the following sanitary servicing design information, to the satisfaction of the City:
- i) Identify and demonstrate the potential servicing conflicts that have the potential to alter the existing sanitary drainage area plans and routing established as part of the Medway Trunk Sanitary Sewer, (MTSS);
  - ii) Provide a sanitary drainage area plan, including the sanitary sewer routing and the external areas to be serviced to the satisfaction of the **Deputy City Manager, Environment and Infrastructure**;
  - iii) Provide an analysis of the downstream 750 mm diameter MTSS demonstrating the following:
    - Sufficient capacity based on the revision to the external servicing drainage areas;
    - Upgrades required to the existing sanitary system;
    - Any special consideration that are required to facilitate construction;
  - iv) Identify all inflow and infiltration mitigation measures to meet allowable inflow and infiltration level as identified by OPSS 407 and OPSS 410 as well as any additional measures recommended in the hydrogeological report.
  - v) Provide a design which accommodates the existing Sunningdale Golf Club private forcemain with a connection to the sanitary system of this plan located on the south side of Sunningdale Road, to the satisfaction of the City;
27. In accordance with City standards required by the City, or as otherwise required by the **Deputy City Manager, Environment and Infrastructure**, the Owner shall complete the following for the provision of sanitary services for this draft plan of subdivision:
- i) Construct sanitary sewers to serve this Plan and connect them to the existing municipal sewer system, namely, the 200 mm (8") diameter sewer located in the southeast corner of the subject lands which is the connection to the 750 mm diameter Medway Trunk Sanitary Sewer;
  - ii) Construct a connection to the sanitary system within this plan, located on the south side of Sunningdale Road, which accommodates the existing Sunningdale Golf Club private forcemain, to the satisfaction of the City;
  - iii) Construct a maintenance access road and provide a standard municipal easement for any section of the sewer not located within the road allowance, to the satisfaction of the **Deputy City Manager, Environment and Infrastructure**;
  - iv) Make provisions for oversizing of the internal sanitary sewers in this draft plan to accommodate flows from the upstream lands external to this plan, all to the specifications of the **Deputy City Manager, Environment and Infrastructure**. This sewer must be extended to the limits of this plan and/or property line to service the upstream external lands; and
  - v) Where sewers are greater than 8 metres in depth and are located within the municipal roadway, the Owner shall construct a local sanitary sewer to provide servicing outlets for private drain connections, to the satisfaction of the **Deputy City Manager, Environment and Infrastructure**. The local sanitary sewer will be at the sole cost of the Owner. Any exception will require the approval of the **Deputy City Manager, Environment and Infrastructure**.

28. In order to prevent any inflow and infiltration from being introduced to the sanitary sewer system, the Owner shall, throughout the duration of construction within this plan, undertake measures within this draft plan to control and prevent any inflow and infiltration and silt from being introduced to the sanitary sewer system during and after construction, satisfactory to the City, at no cost to the City, including but not limited to the following:
- i) Not allowing any weeping tile connections into the sanitary sewers within this Plan;
  - ii) Permitting the City to undertake smoke testing or other testing of connections to the sanitary sewer to ensure that there are no connections which would permit inflow and infiltration into the sanitary sewer.
  - iii) Installing Parson Manhole Inserts (or approved alternative satisfactory to the Deputy City Manager, Environment and Infrastructure in all sanitary sewer maintenance holes at the time the maintenance hole(s) are installed within the proposed draft plan of subdivision. The Owner shall not remove the inserts until sodding of the boulevard and the top lift of asphalt is complete, all to the satisfaction of the Deputy City Manager, Environment and Infrastructure.
  - iv) Having his consulting engineer confirm that the sanitary sewers meet allowable inflow and infiltration levels as per OPSS 410 and OPSS 407; and
  - v) Implementing any additional measures recommended through the Design Studies stage.
29. Prior to the registration of this Plan, the Owner shall obtain consent from the Deputy City Manager, Environment and Infrastructure to reserve capacity at the Adelaide/Greenway Wastewater Treatment Plant for this subdivision. This treatment capacity shall be reserved by the Deputy City Manager, Environment and Infrastructure subject to capacity being available, on the condition that registration of the subdivision agreement and the plan of subdivision occur within one (1) year of the date specified in the subdivision agreement.

Failure to register the Plan within the specified time may result in the Owner forfeiting the allotted treatment capacity and, also, the loss of his right to connect into the outlet sanitary sewer, as determined by the Deputy City Manager, Environment and Infrastructure. In the event of the capacity being forfeited, the Owner must reapply to the City to have reserved sewage treatment capacity reassigned to the subdivision.

#### Storm and Stormwater Management (SWM)

30. In conjunction with the engineering drawings submission, the Owner shall have his consulting engineer prepare and submit an update to the previously submitted Storm/Drainage and SWM Servicing Functional Report or a SWM Servicing Letter/Report of Confirmation to the satisfaction of the City and UTRCA to address the following:
- i) Identifying the storm/drainage and SWM servicing works for the subject and external lands and how the interim drainage from external lands will be handled, all to the satisfaction of the City;
  - ii) Identifying major and minor storm flow routes for the subject and external lands, to the satisfaction of the City;
  - iii) Ensuring that all existing upstream external flows traversing this plan of subdivision are accommodated within the overall minor and major storm conveyance servicing system(s) design, all to the specifications and satisfaction of the Deputy City Manager, Environment and Infrastructure.
  - iv) Providing supporting overland route capacity calculations and associated drawings for the conveyance of the major overland flows from this plan of subdivision to the intended receiving system to the south of this plan;

- v) Demonstrating that the proposed storm drainage and stormwater management strategy for this plan of subdivision will comply with the required technical intent/strategy of the preferred option 5 in the Sunningdale Area Storm Drainage and Stormwater Management Servicing Works for Undeveloped Lands Municipal Class EA – Schedule 'B';
  - vi) Providing necessary details regarding Oil Grit Separator/LID system and SWM strategy;
  - vii) Identifying any Low Impact Development strategies;
  - viii) Identifying storm outlet structures/conveyance to Medway Creek;
  - ix) Developing a sediment and erosion control plan(s) that will identify all required sediment and erosion control measures for the subject lands in accordance with City of London and Ministry of the Environment, Conservation and Parks standards and requirements, all to the satisfaction of the City. The sediment and erosion control plan(s) shall identify all interim and long term measures that would be required for both registration and construction phasing/staging of the development and any major revisions to these plans after the initial acceptance shall be reviewed/accepted by the City of London for conformance to our standards and Ministry of the Environment, Conservation and Parks requirements; and
  - x) Implementing SWM soft measure Best Management Practices (BMP's) within the Plan, where possible, to the satisfaction of the City. The acceptance of these measures by the City will be subject to the presence of adequate geotechnical conditions within this Plan and the approval of the Deputy City Manager, Environment and Infrastructure.
31. The above-noted Storm/Drainage and SWM Servicing Functional Report or a SWM Servicing Letter/Report of Confirmation, prepared by the Owner's consulting professional engineer, shall be in accordance with the recommendations and requirements of the following:
- i) The SWM criteria and environmental targets for the Medway Creek Subwatershed Study;
  - ii) The Sunningdale Area Storm Drainage and Stormwater Management (SWM) Servicing Works for Undeveloped Lands Municipal Class EA – Schedule 'B';
  - iii) The Stormwater Letter/Report of Confirmation for the subject development prepared and accepted in accordance with the file manager process;
  - iv) The City's Waste Discharge and Drainage By-Laws, lot grading standards, policies, requirements and practices;
  - v) The Ministry of the Environment, Conservation and Parks (MECP) SWM Practices Planning and Design (2003); and
  - vi) Applicable Acts, Policies, Guidelines, Standards and Requirements of all required approval agencies.
32. In accordance with City standards or as otherwise required by the Deputy City Manager, Environment and Infrastructure, the Owner shall complete the following for the provision of stormwater management (SWM) and stormwater services for this draft plan of subdivision:
- i) Construct storm sewers to serve this plan, located within the Medway Creek Subwatershed, and outlet them to the Medway Creek via the internal storm sewer system and proposed outfall structures;
  - ii) Make provisions to oversize and deepen the internal storm sewers in this plan to accommodate flows from upstream lands external to this plan;
  - iii) Construct and implement erosion and sediment control measures as accepted in the Storm/Drainage and SWM Servicing Functional Report or a SWM Servicing Letter/Report of Confirmation for these lands and

- the Owner shall correct any deficiencies of the erosion and sediment control measures forthwith; and
- iv) Address forthwith any deficiencies of the stormwater works and/or monitoring program.
33. Prior to the issuance of any Certificates of Conditional Approval for any lot in this plan, the Owner shall complete the following:
- i) For lots and blocks in this plan or as otherwise approved by the Deputy City Manager, Environment and Infrastructure, all storm/drainage and SWM related works to serve this plan must be constructed and operational in accordance with the approved design criteria and accepted drawings, all to the satisfaction of the City;
  - ii) Construct and have operational the major and minor storm flow routes for the subject lands, to the satisfaction of the City;
  - iii) Implement all geotechnical/slope stability recommendations made by the geotechnical report accepted by the City; and
34. The Owner shall submit a Monitoring and Operational Procedure Manual for the maintenance and monitoring program for the Oil Grit Separator within this plan, in accordance with the City's "Monitoring and Operational Procedures for Stormwater Management Facilities" requirements to the City for review and acceptance. The program will include, but not be limited to, the following:
- i) A work program manual for the maintenance and monitoring of the Oil Grit Separator and any LID systems; and
  - ii) Discharge monitoring in accordance with MECP ECA approval for all SWM/LID related infrastructure.
35. Following construction and prior to the assumption of the Oil Grit Separator and any LID systems, the Owner shall complete the following, at no cost to the City, all to the satisfaction of the Deputy City Manager, Environment and Infrastructure:
- i) Operate, maintain and monitor the Oil Grit Separator/LID systems in accordance with the accepted maintenance and monitoring program and the City's "Monitoring and Operational Procedure for Stormwater Management Facilities";
  - ii) Have its consulting professional engineer submit semi-annual monitoring reports in accordance with the approved maintenance and monitoring program and the City's "Monitoring and Operational Procedure for Stormwater Management Facilities" to the City for review and acceptance; and
  - iii) Ensure that any removal and disposal of sediment is to an approved site satisfactory to the Deputy City Manager, Environment and Infrastructure.
36. In conjunction with the first submission of engineering drawings, the Owner shall have a qualified consultant carry out a hydrogeological investigation to determine the potential short-term and long-term effects of the construction associated with the development on existing ground water elevations, private wells in the area, and to assess the impact on the water balance of the subject plan, identifying all required mitigation measures including Low Impact Development (LIDs) solutions to the satisfaction of the Deputy City Manager, Environment and Infrastructure and UTRCA. Elements of the hydrogeological investigation should include, but are not limited to the following:
- i) Installation of borehole and monitoring wells at select locations across the Plan
  - ii) Evaluation of the hydrogeological regime, including specific aquifer properties, static groundwater levels, and groundwater flow direction.
  - iii) Evaluation of water quality characteristics (both groundwater and surface water), and the potential interaction between shallow groundwater and surface water features.
  - iv) Completion of a water balance for the proposed development.

- v) Evaluation of construction related impacts, and their potential effects on the shallow groundwater system.
- vi) Evaluation of construction related impacts, and their potential effects on local significant features.
- vii) Development of appropriate short-term and long-term monitoring plans (if applicable).
- viii) Development of appropriate contingency plans (if applicable), in the event of groundwater interference related to construction.
- ix) identify any abandoned wells in this plan
- x) any fill required in the plan
- xi) provide recommendations for foundation design should high groundwater be encountered
- xii) address any contamination impacts that may be anticipated or experienced as a result of the said construction
- xiii) provide recommendations regarding soil conditions and fill needs in the location of any existing watercourses or bodies of water on the site.
- xiv) to meet allowable inflow and infiltration levels as identified by OPSS 410 and OPSS 407, include an analysis to establish the water table level of lands within the subdivision with respect to the depth of the sanitary sewers and recommend additional measures, if any, which need to be undertaken

all to the satisfaction of the City.

37. Prior to the issuance of any Certificate of Conditional Approval, the Owner's professional engineer shall certify that any remedial or other works as recommended in the accepted hydro geological report are implemented by the Owner, to the satisfaction of the City, at no cost to the City.
38. Prior to the acceptance of engineering drawings, the Owner's professional engineer shall certify the subdivision has been designed such that increased and accelerated stormwater runoff from this subdivision will not cause damage to downstream lands, properties or structures beyond the limits of this subdivision. Notwithstanding any requirements of, or any approval given by the City, the Owner shall indemnify the City against any damage or claim for damages arising out of or alleged to have arisen out of such increased or accelerated stormwater runoff from this subdivision.
39. The Owner shall ensure the post-development discharge flow from the subject site must not exceed capacity of the stormwater conveyance system. In an event where the condition cannot be met, the Owner shall provide SWM on-site controls that comply to the accepted Design Requirements for permanent Private Stormwater Systems.
40. The Owner shall ensure that all existing upstream external flows traversing this plan of subdivision are accommodated within the overall minor and major storm conveyance servicing system(s) design, all to the specifications and satisfaction of the Deputy City Manager, Environment and Infrastructure.

#### Watermains

41. In conjunction with the engineering drawings submission the Owner shall have their consulting engineer prepare and submit a water servicing report including the following design information, all to the satisfaction of the Deputy City Manager, Environment and Infrastructure:
  - i) Water distribution system analysis & modeling and hydraulic calculations for the Plan of Subdivision confirming system design requirements are being met;
  - ii) Address water quality and identify measures to maintain water quality from zero build-out through full build-out of the subdivision;



- iii) Identify fire flows available from each proposed hydrant to be constructed and determine the appropriate colour hydrant markers (identifying hydrant rated capacity);
  - iv) Confirm that all required modelling scenarios can be met when water servicing is provided during phasing, in the ultimate water servicing option or when supplied from either of the two water service connections;
  - v) Include a phasing report as applicable which addresses the requirement to maintain interim water quality;
  - vi) Develop a looping strategy when development is proposed to proceed beyond 80 units;
  - vii) Identify any water servicing requirements necessary to provide water servicing to external lands, incorporating existing area plans as applicable;
  - viii) Identify any need for the construction of or improvement to external works necessary to provide water servicing to this Plan of Subdivision for either the ultimate water servicing option or as a temporary water servicing option to accommodate the Sunningdale Road Widening project;
  - ix) Identify any required watermain oversizing, if necessary, and any cost sharing agreements;
  - x) Identify the effect of development on existing water infrastructure – identify potential conflicts;
  - xi) Include full-sized water distribution and area plan(s);
  - xii) Identify on the water distribution plan the location of valves, hydrants, and the type and location of water quality measures to be implemented (including automatic flushing devices);
  - xiii) Provide a servicing concept for the proposed street townhouse (or narrow frontage) lots which demonstrates separation requirements for all services in being achieved;
42. Prior to the issuance of any Certificates of Conditional Approval the Owner shall install and commission the accepted water quality measures required to maintain water quality within the water distribution system during build-out, all to the satisfaction of the Deputy City Manager, Environment and Infrastructure, at no cost to the City. The measures which are necessary to meet water quality requirements, including their respective flow settings, etc shall be shown clearly on the engineering drawings.
43. The Owner shall ensure implemented water quality measures shall remain in place until there is sufficient occupancy demand to maintain water quality within the Plan of Subdivision without their use. The Owner is responsible for the following:
- i) to meter and pay the billed costs associated with any automatic flushing devices including water discharged from any device at the time of their installation until removal;
  - ii) any incidental and/or ongoing maintenance of the automatic flushing devices;
  - iii) payment for maintenance costs for these devices incurred by the City on an ongoing basis until removal;
  - iv) all works and the costs of removing the devices when no longer required; and
  - v) ensure the automatic flushing devices are connected to an approved outlet.
44. The Owner shall ensure the limits of any request for Conditional Approval shall conform to the staging and phasing plan as set out in the accepted water servicing report and shall include the implementation of the interim water quality measures. In the event the requested Conditional Approval limits differ from the staging and phasing as set out in the accepted water servicing report, the Owner

would be required to submit revised plans and hydraulic modeling as necessary to address water quality.

45. Prior to the issuance of any Certificates of Conditional Approval, and in accordance with City standards, or as otherwise required by the Deputy City Manager, Environment and Infrastructure, the Owner shall complete the following for the provision of water service to this draft Plan of Subdivision:
- i) Construct watermains to serve this Plan and connect them to the existing municipal system, namely the existing 900 mm diameter watermain on Sunningdale Road West;
  - ii) Construct a watermain extension along Sunningdale Road from Sunningdale Road West Subdivision, Plan 39T-05508, through the emergency road connection at Street 'B' (~~west leg~~), to the satisfaction of the City.
  - iii) As an alternate looped water servicing option to providing the water service connections in a. and b. above, the Owner may consider making two water service connections to the existing 900 mm diameter watermain on Sunningdale Road which are separated by an isolating splitter valve;
  - iv) If the Owner requests that the City of London constructs any of the water servicing requirements of c. or b. above in conjunction with the City of London Sunningdale Road Widening Project, the Owner shall agree to provide the required servicing information to the City and to compensate the City of London for the construction costs of these works. The Sunningdale Road Widening Project is currently estimated to be constructed in 2023, however the timing of these works may be subject to change.
  - v) Deliver confirmation that the watermain system has been looped to the satisfaction of the Deputy City Manager, Environment and Infrastructure when development is proposed to proceed beyond 80 units;
  - vi) The Owner shall maintain water servicing to the subdivision throughout the construction of the Sunningdale Road Widening Project by way of temporary watermains and other improvements if necessary, at no cost to the City; and,
  - vii) The available fire flow and appropriate hydrant colour code marker (in accordance with the City of London Design Criteria) are to be shown on the engineering drawings; the coloured fire hydrant markers will be installed by the City of London at the time of Conditional Approval;

## **STREETS, TRANSPORTATION & SURVEYS**

### Roadworks

46. All through intersections and connections with existing streets and internal to this subdivision shall align with the opposing streets based on the centrelines of the street aligning through their intersections thereby having these streets centred with each other, unless otherwise approved by the Deputy City Manager, Environment and Infrastructure.
47. In conjunction with the engineering drawings submission, the Owner shall have its consulting engineer provide the following, all to the specifications and satisfaction of the Deputy City Manager, Environment and Infrastructure:
- i) provide a proposed layout plan of the internal road network including taper details for streets in this plan that change right-of-way widths with minimum 30 metre tapers for review and acceptance with respect to road geometries, including but not limited to, right-of-way widths, tapers, bends, intersection layout, daylighting triangles, etc., and include any associated adjustments to the abutting lots. The roads

shall be equally tapered and aligned based on the road centrelines and it should be noted tapers are not to be within intersections.

- ii) confirm that all streets in the subdivision have centreline radii which conforms to the City of London Standard “Minimum Centreline Radii of Curvature of Roads in Subdivisions:”
  - iii) prepare a design for the window streets for Street ‘B’ and Creekview Chase (Street C) to consider such issues as grading the common boulevard between Sunningdale Road West and the window street, overland flow routes, sidewalk connections, servicing, to the satisfaction of the Deputy City Manager, Environment and Infrastructure.
48. At ‘tee’ intersection, the projected road centreline of the intersecting street shall intersect the through street at 90 degrees with a minimum 10.6 metre tangent being required along the street lines of the intersecting road, to the satisfaction of the City.
49. The Owner shall have it’s professional engineer design and construct the roadworks in accordance with the following road widths:
- i) Robbie’s Way (Street A) has a minimum road pavement width (excluding gutters) of 8.0 metres with a minimum road allowance of 20 metres.
  - ii) Street ‘B’ (from Robbie’s Way (Street A) to east limit of Street ‘B’) and Creekview Chase (Street C) (from Street a’ to east limit of Creekview Chase (Street C)) have a minimum road pavement width (excluding gutters) of 7.5 7.0 metres with a minimum road allowance of 19 metres.
  - iii) Street ‘B’ and Creekview Chase (Street C) have a minimum road pavement width (excluding gutters) of 6.5 6.0 metres with a minimum road allowance of 18 metres.
  - iv) Street ‘B’ and Creekview Chase (Street C) (window street portions) have a minimum road pavement width (excluding gutters) of 7.0 metres with a minimum road allowance of 14.5 metres.
  - v) Robbie’s Way (Street A) at Sunningdale Road West with a minimum right of way width of 21.5 metres for a minimum length of 30.0 metres tapered back over a distance of 30 metres to the standard local right-of-way width of 20.0 metres, to the satisfaction of the Deputy City Manager, Environment and Infrastructure.
50. The Owner shall construct the window street portion of Street ‘B’ and Creekview Chase (Street C) abutting Sunningdale Road West in accordance with the City’s window street standard or as otherwise specified by the Deputy City Manager, Environment and Infrastructure, to the satisfaction of the Deputy City Manager, Environment and Infrastructure and at no cost to the City.
51. The Owner shall align Robbie’s Way (Street A) perpendicular to Sunningdale Road West, to the satisfaction of the Deputy City Manager, Environment and Infrastructure.
52. The Owner shall ensure all streets with bends of approximately 90 degrees shall have a minimum inside street line radius with the following standard:
- | <u>Road Allowance</u> | <u>S/L Radius</u> |
|-----------------------|-------------------|
| - 20.0 m              | 9.0 m             |
| - 19.0 m              | 9.5 m             |
| - 18.0 m              | 10.0 m            |

### Sidewalks

53. The Owner shall construct a 1.5 metre sidewalk on both sides of Robbie's Way (Street A), Street B and Creekview Chase (Street C), where applicable, to the specifications and satisfaction of the City.
54. The Owner shall construct a 1.5 metre sidewalk on one side of the following streets, to the specifications and satisfaction of the City:
  - i) Street 'B' – south, east and west boulevards
  - ii) Creekview Chase (Street C) – south, east and west boulevards
55. The Owner shall provide sidewalk links from Street 'B' and Creekview Chase (Street C) to the proposed sidewalk on Sunningdale Road West in accordance with the City of London Window Street Standard Guidelines UCC-2M to the satisfaction of the City, at no cost to the City. Breaks in the 0.3 metre reserve are to be identified on the survey plan when submitted to the City.

### Street Lights

56. Within one year of registration of the plan, the Owner shall install street lighting on all streets in this plan to the satisfaction of the City, at no cost to the City.
57. Within 6 months of the issuance of any Certificate of Conditional Approval, the Owner shall install temporary street lights at the intersection of Robbie's Way (Street A) and Sunningdale Road West, to the satisfaction of the Deputy City Manager, Environment and Infrastructure and at no cost to the City.

### Boundary Road Works

58. In conjunction with the engineering drawings submission, the Owner shall provide an updated decision sight distance analysis on Sunningdale Road West at Robbie's Way having regard for the ultimate centreline on Sunningdale Road West as identified in the Council approved Environmental Assessment (EA) further noting that the ultimate centreline at this location is cutting the existing road.
59. Prior to the issuance of any Certificate of Conditional Approval, the Owner shall undertake all work necessary and complete any required road works to establish adequate sight decision distance at the intersection of Robbie's Way (Street A) and Sunningdale Road, if required, based on the timing of any City led works, to the satisfaction of the Deputy City Manager, Environment and Infrastructure, at no cost to the City.
60. The Owner shall grade the site in accordance with the Council approved Sunningdale Road Environmental Assessment (EA) to the satisfaction of the Deputy City Manager, Environment and Infrastructure.
61. The Owner shall have the common property line of Sunningdale Road West graded in accordance with the City of London Standard "Subdivision Grading Along Arterial Roads" and the Sunningdale Road EA, at no cost to the City.
62. The Owner acknowledges that the City, in accordance with the City's current Growth Management Implementation Strategy (GMIS) may be reconstructing Sunningdale Road West. The Owner shall co-operate with the City, as necessary, and co-ordinate the work associated with this Plan with the City's proposed construction of Sunningdale Road West, adjacent to the north

boundary of this Plan, to complete the project, to the satisfaction of the City and at no cost to the City.

63. The Owner shall be required to make minor boulevard improvements on Sunningdale Road West adjacent to this Plan, to the specifications of the City and at no cost to the City, consisting of clean-up, grading and sodding as necessary.

#### Road Widening

64. The Owner shall provide a road widening dedication on Sunningdale Road West in accordance with the Council approved Sunningdale Road Environmental Assessment (EA) to the satisfaction of the Deputy City Manager, Environment and Infrastructure.
65. The Owner shall be required to dedicate 6.0 m x 6.0 m “daylighting triangles” at the intersection of Robbie’s Way (Street A) with Sunningdale Road West in accordance with the Z-1 Zoning By-law, Section 4.24.

#### Traffic Calming

66. In conjunction with the engineering drawings, the Owner shall have its professional engineer provide a design of the proposed traffic calming measures for review and acceptance, including raised intersections, parking bays, curb extensions and other measures, to the satisfaction of the City.
67. The Owner shall construct traffic calming measures as determined during the engineering design, to the satisfaction of the City, at no cost to the City.
68. The Owner shall construct a raised intersection on Robbie’s Way (Street A) at Street ‘B’, to the satisfaction of the Deputy City Manager, Environment and Infrastructure, at no cost to the City. Should it be determined, the raised intersection will affect the major overland flow route, the Owner shall construct alternative traffic calming measures on Robbie’s Way (Street A), to the satisfaction of the Deputy City Manager, Environment and Infrastructure.

#### Construction Access/Temporary/Second Access Roads

69. The Owner shall direct all construction traffic associated with this draft plan of subdivision to utilize Robbie’s Way (Street A) via Sunningdale Road West or as otherwise designated by the City.
70. In conjunction with engineering drawings submission, the Owner shall provide a design of an emergency secondary access to the plan of subdivision between Street ‘B’ and Sunningdale Road to accommodate emergency services, to the satisfaction of the City.
71. Prior to the issuance of a Certificate of Conditional Approval, the secondary emergency access shall be constructed and operational as per the accepted engineering drawings, to the satisfaction of the City, at no cost to the City.
72. The Owner shall ensure any emergency access required is satisfactory to the City with respect to all technical aspects, including adequacy of site lines, provisions of channelization, adequacy of road geometries and structural design, etc.
73. Prior to commencing any construction on this site, the Owner shall notify the City of London Police Services of the start of construction of this plan of subdivision.
74. In the event any work is undertaken on an existing street, the Owner shall establish and maintain a Traffic Management Plan (TMP) in conformance with City guidelines and to the satisfaction of the City for any construction activity that

will occur on existing public roadways. The Owner shall have its contractor(s) undertake the work within the prescribed operational constraints of the TMP. The TMP will be submitted in conjunction with the subdivision servicing drawings for this plan of subdivision.

75. Should any temporary turning circle exist on the abutting street at the time this plan is registered, the Owner shall remove any existing temporary turning circles and restore the road including sidewalks to the satisfaction of the City, at no cost to the City.

## GENERAL CONDITIONS

76. The Owner shall comply with all City of London standards, guidelines and requirements in the design of this draft plan and all required engineering drawings, to the satisfaction of the City. Any deviations from the City's standards, guidelines or requirements shall be satisfactory to the City.
77. Prior to the issuance of a Certificate of Conditional Approval for each construction stage of this subdivision, all servicing works for the stage and downstream works must be completed and operational, in accordance with the approved design criteria and accepted drawings, all to the specification and satisfaction of the City.
78. The Owner shall comply with Geotechnical Investigation (LDS Project No. GE-00035) dated October 16, 2018, to the satisfaction of the City. In the event that elements of the Investigation are changed due to design, the Owner shall update the Geotechnical Investigation as necessary to City standards, to the satisfaction of the City, including, but not limited to, the following:
- a. servicing, grading and drainage of this subdivision;
  - b. road pavement structure;
  - c. dewatering;
  - d. foundation design;
  - e. removal of existing fill (including but not limited to organic and deleterious materials);
  - f. the placement of new engineering fill;
  - g. any necessary setbacks related to slope stability for lands within this plan;
  - h. identifying all required mitigation measures including Low Impact Development (LIDs) solutions;
  - i. addressing all issues with respect to construction and any necessary setbacks related to erosion, maintenance and structural setbacks related to slope stability for lands within this plan, if necessary, to the satisfaction and specifications of the City. The Owner shall provide written acceptance from the Upper Thames River Conservation Authority for the final setback; and any other requirements as needed by the City, all to the satisfaction of the City.
79. The Owner shall implement all geotechnical recommendations to the satisfaction of the City.
80. Once construction of any private services, ie: water storm or sanitary, to service the lots and blocks in this plan is completed and any proposed replotting of the plan is undertaken, the Owner shall reconstruct all previously installed services in standard location, in accordance with the approved final lotting and approved revised servicing drawings all to the specification of the Deputy City Manager, Environment and Infrastructure and at no cost to the City.
81. The Owner shall connect to all existing services and extend all services to the limits of the draft plan of subdivision, at no cost to the City, all to the specifications and satisfaction of the Deputy City Manager, Environment, and Infrastructure.



82. In conjunction with first submission of engineering drawings, the Owner shall have his consulting engineer submit a concept plan which shows how all servicing (water, sanitary, storm, gas, hydro, street lighting, water meter pits, Bell, Rogers, etc.) shall be provided to condominiums/townhouses indicated on Street 'B' and Creekview Chase (Street C). It will be a requirement to provide adequate separation distances for all services which are to be located on the municipal right-of-way to provide for required separation distance (Ministry of Environment Design Standards) and to allow for adequate space for repair, replacement and maintenance of these services in a manner acceptable to the City.
83. Where site plan approval is required, which includes street facing townhouse blocks, the Owner shall install servicing on streets in this plan of subdivision for these blocks only after site plan approval has been obtained, all to the satisfaction of the City, at no cost to the City.
84. The Owner shall advise the City in writing at least two weeks prior to connecting, either directly or indirectly, into any unassumed services constructed by a third party, and to save the City harmless from any damages that may be caused as a result of the connection of the services from this subdivision into any unassumed services.

Prior to connection being made to an unassumed service, the following will apply:

- a. In the event discharge is to unassumed services, the unassumed services must be completed and conditionally accepted by the City;
- b. The Owner must provide a video inspection on all affected unassumed sewers;

Any damages caused by the connection to unassumed services shall be the responsibility of the Owner.

85. The Owner shall pay a proportional share of the operational, maintenance and/or monitoring costs of any affected unassumed sewers or SWM facilities (if applicable) to third parties that have constructed the services and/or facilities to which the Owner is connecting. The above-noted proportional share of the cost shall be based on design flows, to the satisfaction of the City, for sewers or on storage volume in the case of a SWM facility. The Owner's payments to third parties shall:
  - a. commence upon completion of the Owner's service work, connections to the existing unassumed services; and
  - b. continue until the time of assumption of the affected services by the City.
86. With respect to any services and/or facilities constructed in conjunction with this Plan, the Owner shall permit the connection into and use of the subject services and/or facilities by outside owners whose lands are served by the said services and/or facilities, prior to the said services and/or facilities being assumed by the City.

The connection into and use of the subject services by an outside Owner will be conditional upon the outside Owner satisfying any requirements set out by the City, and agreement by the outside Owner to pay a proportional share of the operational maintenance and/or monitoring costs of any affected unassumed services and/or facilities.

87. If, during the building or constructing of all buildings or works and services within this subdivision, any deposits of organic materials or refuse are encountered, the Owner shall report these deposits to the Deputy City Manager, Environment and Infrastructure and Chief Building Official immediately, and if required by the Deputy City Manager, Environment and Infrastructure and Chief Building Official,

the Owner shall, at his own expense, retain a professional engineer competent in the field of methane gas to investigate these deposits and submit a full report on them to the Deputy City Manager, Environment and Infrastructure and Chief Building Official. Should the report indicate the presence of methane gas then all of the recommendations of the engineer contained in any such report submitted to the Deputy City Manager, Environment and Infrastructure and Chief Building Official shall be implemented and carried out under the supervision of the professional engineer, to the satisfaction of the Deputy City Manager, Environment and Infrastructure and Chief Building Official and at the expense of the Owner, before any construction progresses in such an instance. The report shall include provision for an ongoing methane gas monitoring program, if required, subject to the approval of the Deputy City Manager, Environment and Infrastructure and review for the duration of the approval program.

If a permanent venting system or facility is recommended in the report, the Owner shall register a covenant on the title of each affected lot and block to the effect that the Owner of the subject lots and blocks must have the required system or facility designed, constructed and monitored to the specifications of the Deputy City Manager, Environment and Infrastructure, and that the Owners must maintain the installed system or facilities in perpetuity at no cost to the City. The report shall also include measures to control the migration of any methane gas to abutting lands outside the Plan.

88. Should any contamination or anything suspected as such, be encountered during construction, the Owner shall report the matter to the Deputy City Manager, Environment and Infrastructure and the Owner shall hire a geotechnical engineer to provide, in accordance with the Ministry of the Environment “Guidelines for Use at Contaminated Sites in Ontario”, “Schedule A – Record of Site Condition”, as amended, including “Affidavit of Consultant” which summarizes the site assessment and restoration activities carried out at a contaminated site, in accordance with the requirements of latest Ministry of Environment and Climate Change “Guidelines for Use at Contaminated Sites in Ontario” and file appropriate documents to the Ministry in this regard with copies provided to the City. The City may require a copy of the report should there be City property adjacent to the contamination.

Should any contaminants be encountered within this Plan, the Owner shall implement the recommendations of the geotechnical engineer to remediate, removal and/or disposals of any contaminates within the proposed Streets, Lot and Blocks in this Plan forthwith under the supervision of the geotechnical engineer to the satisfaction of the City at no cost to the City.

In the event no evidence of contamination is encountered on the site, the geotechnical engineer shall provide certification to this effect to the City.

89. The Owner’s professional engineer shall provide full time inspection services during construction for all work to be assumed by the City, and shall supply the City with a Certification of Completion of Works upon completion, in accordance with the plans accepted by the Deputy City Manager, Environment and Infrastructure.

~~The Owner’s professional engineer shall provide inspection services during construction for all work to be assumed by the City, and shall supply the City with a Certification of Completion of Works upon completion, in accordance with the plans accepted by the Deputy City Manager, Environment and Infrastructure.~~

90. Prior to the construction of works on existing City streets and/or unassumed subdivisions, the Owner shall have its professional engineer notify new and existing property owners in writing regarding the sewer and/or road works proposed to be constructed on existing City streets in conjunction with this

subdivision along with any remedial works prior to assumption, all in accordance with Council policy for “Guidelines for Notification to Public for Major Construction Projects”.

~~The Owner shall have its professional engineer notify existing property owners in writing, regarding the sewer and/or road works proposed to be constructed on existing City streets in conjunction with this subdivision, all in accordance with Council policy for “Guidelines for Notification to Public for Major Construction Projects”.~~

91. The Owner shall not commence construction or installations of any services (eg. clearing or servicing of land) involved with this Plan prior to obtaining all necessary permits, approvals and/or certificates that need to be issued in conjunction with the development of the subdivision, unless otherwise approved by the City in writing (eg. Ministry of the Environment Certificates, City/Ministry/Government permits: Approved Works, water connection, water-taking, crown land, navigable waterways, approvals: Upper Thames River Conservation Authority, Ministry of Natural Resources, Ministry of the Environment, City, etc.)
92. Prior to the issuance of any Certificate of Conditional Approval, the Owner shall decommission and permanently cap any abandoned wells located in this Plan, in accordance with current provincial legislation, regulations and standards. In the event that an existing well in this Plan is to be kept in service, the Owner shall protect the well and the underlying aquifer from any development activity.
93. In conjunction with the engineering drawings submission, in the event the Owner wishes to phase this plan of subdivision, the Owner shall submit a phasing plan identifying all required temporary measures, and identify land and/or easements required for the routing of services which are necessary to service upstream lands outside this draft plan to the limit of the plan to be provided at the time of registration of each phase, all to the specifications and satisfaction of the City.
94. If any temporary measures are required to support the interim conditions in conjunction with the phasing, the Owner shall construct temporary measures and provide all necessary land and/or easements, to the specifications and satisfaction of the Deputy City Manager, Environment and Infrastructure, at no cost to the City.
95. The Owner shall remove any temporary works when no longer required and restore the land, at no cost to the City, to the specifications and satisfaction of the City.
96. In conjunction with registration of the Plan, the Owner shall provide to the appropriate authorities such easements and/or land dedications as may be required for all municipal works and services associated with the development of the subject lands, such as road, utility, drainage or stormwater management (SWM) purposes, to the satisfaction of the City, at no cost to the City.
97. The Owner shall decommission any abandoned infrastructure, at no cost to the City, including cutting the water service and capping it at the watermain, all to the specifications and satisfaction of the City.
98. The Owner shall remove all existing accesses and restore all affected areas, all to the satisfaction of the City, at no cost to the City.
99. All costs related to the plan of subdivision shall be at the expense of the Owner, unless specifically stated otherwise in this approval.
100. The Owner shall make all necessary arrangements with any required owner(s) to have any existing easement(s) in this plan quit claimed to the satisfaction of the

City and at no cost to the City. The Owner shall protect any existing private services in the said easement(s) until such time as they are removed and replaced with appropriate municipal and/or private services at no cost to the City.

Following the removal of any existing private services from the said easement and the appropriate municipal services and/or private services are installed and operational, the Owner shall make all necessary arrangement to have any section(s) of easement(s) in this plan quit claimed to the satisfaction of the City, at no cost to the City.

101. In conjunction with engineering drawings submission, the Owner shall submit a Development Charge work plan outlining any costs associated with the design and construction of any DC eligible works. The work plan must be approved by the Deputy City Manager, Environment and Infrastructure and City Treasurer (as outlined in the most current DC By-law) prior to advancing a report to Planning and Environment Committee recommending approval of the special provisions for the subdivision agreement.
102. Where the proposed development calls for the construction of works, and where the Owner is of the opinion that such works are eligible to be funded in whole or in part from development charges as defined in the DC By-law, and further, where such works are not oversized pipe works (sanitary, storm or water – the reimbursement of which is provided for in subsidy tables in the DC By-law), then the Owner shall submit through their consulting engineer an engineering work plan for the proposed works satisfactory to the Deputy City Manager, Environment and Infrastructure (or designate) and City Treasurer (or designate). The Owner acknowledges that:
  - a. no work subject to a work plan shall be reimbursable until both the Deputy City Manager, Environment and Infrastructure (or designate) and City Treasurer (or designate) have reviewed and approved the proposed work plan; and
  - b. in light of the funding source and the City's responsibility to administer development charge funds collected, the City retains the right to request proposals for the work from an alternative consulting engineer.
103. Prior to the issuance of any Certificate of Conditional Approval, the Owner make any necessary adjustments to the existing works and services on Sunningdale Road West, adjacent to this plan to accommodate the proposed works and services on this street to accommodate the lots in this plan fronting this street (eg. private services, street light poles, traffic calming, etc.) in accordance with the approved design criteria and accepted drawings, all to the satisfaction of the Deputy City Manager, Environment and Infrastructure, at no cost to the City.

